

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 82-P-069-09-7

January 12, 2005

If it is the intent of the Planning Commission to approve FDPA 82-P-069-09-7 to amend FDP 82-P-069, previously approved for a retail shopping center, to permit building additions, increase in parking, and site modifications located at Tax Map 55-2 ((5)) A1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all the previously approved conditions as they pertain to this site. An asterisk denotes conditions carried forward from previously approved FDPAs.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay VII-B" consisting of four sheets and submitted by Dewberry & Davis LLC, dated April 28, 2004, as revised through October 15, 2004.
2. All signage depicted on the FDPA is illustrative only. Signage shall be subject to the Comprehensive Sign Plan for Fair Lakes and a Comprehensive Sign Plan Amendment may be required. No pole mounted sign shall be permitted.
3. Landscaping shall be provided in substantial conformance with Sheet 4 of the FDPA. The landscaping materials shall be consistent with the existing trees and shrubs within the Shops at Fair Lakes. Deciduous trees shall be a minimum of three (3) inches in caliper and evergreen trees shall have a minimum height of 7-8 feet at the time of planting.
4. The architectural treatment of the new facade shall be consistent with the proposed building elevation entitled "The Peterson Companies", submitted by Rounds Van Duzer, dated July 29, 2004, and attached to these conditions.
5. The following list of materials shall be used in facade renovation of the shops: brick, brick accents, architectural block, exterior architectural finish system (comparable to EIFS), architectural metal trim, and complementary awnings.
6. The following uses shall be permitted: retail sales establishments, eating establishments, financial institutions, personal service establishments, business service and supply service establishments, garment cleaning establishments, health clubs, private clubs and public benefit associations,

public uses, veterinary hospitals, and similar uses. Fast food restaurants, offices, and quick service food stores will also be permitted subject to the use limitations of Sect. 4-605.

7. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures.
8. A cumulative parking tabulation for the shopping center shall be submitted to the director of DPWES in conjunction with each site plan.
9. Parking shown on the FDPA plat, to be located within the temporary grading and construction easement shown on Sheet 4, may be permitted to remain as long as the easement is not needed by VDOT. If VDOT requires the use of the easement, all parking and other obstructions, such as landscaping, shall be removed at no cost to VDOT or Fairfax County. At such time as the easement is abandoned, the parking and landscaping may be restored as depicted on the FDPA plat.
- *10. A convenient pedestrian access shall be provided between the retail shopping center and the bank on Tax Map 55-2 ((5)) B, as determined by DPWES.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.